

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. P293-23-2 Filing Fee 135.00 Date 4/27/93

Applicant Ridge Road Learning Center Phone 771-1677

Mailing Address: 404 Highway
Rockwall TX 75087

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)1

I hereby request that the above described property be changed from its present zoning which is

PD8 District Classification to

PD8- Revised District Classification for the
following reasons: (attach separate sheet if necessary)

There (are) (are not) deed restrictions pertaining to the intended use of the property.

2
Status of Applicant Owner _____ Tenant _____

Prospective Purchaser ✓

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed 

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee _____ Date _____

Applicant _____ Phone _____

Mailing Address: _____

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)
EXHIBIT A

I hereby request that the above described property be changed from its present zoning which is

P.D. 8 - TO BE USED AS ADMINISTRATIVE OFFICES District Classification to
FOR CHANDLER'S LANDINGS

_____ District Classification for the following reasons: (attach separate sheet if necessary)

There ~~are~~ (are not) deed restrictions pertaining to the intended use of the property.

2

Status of Applicant Owner _____ Tenant _____

Prospective Purchaser ☒ _____

I have attached hereto as Exhibit "B" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed _____

AS OWNERS WE GIVE WRITTEN CONSENT FOR THE
FOREGOING ZONING CHANGE.

Handwritten signature and text:
I, _____, do hereby certify that the above is a true and correct copy of the original as submitted to the City of Rockwall for the purpose of the above described zoning change.

Note:

1

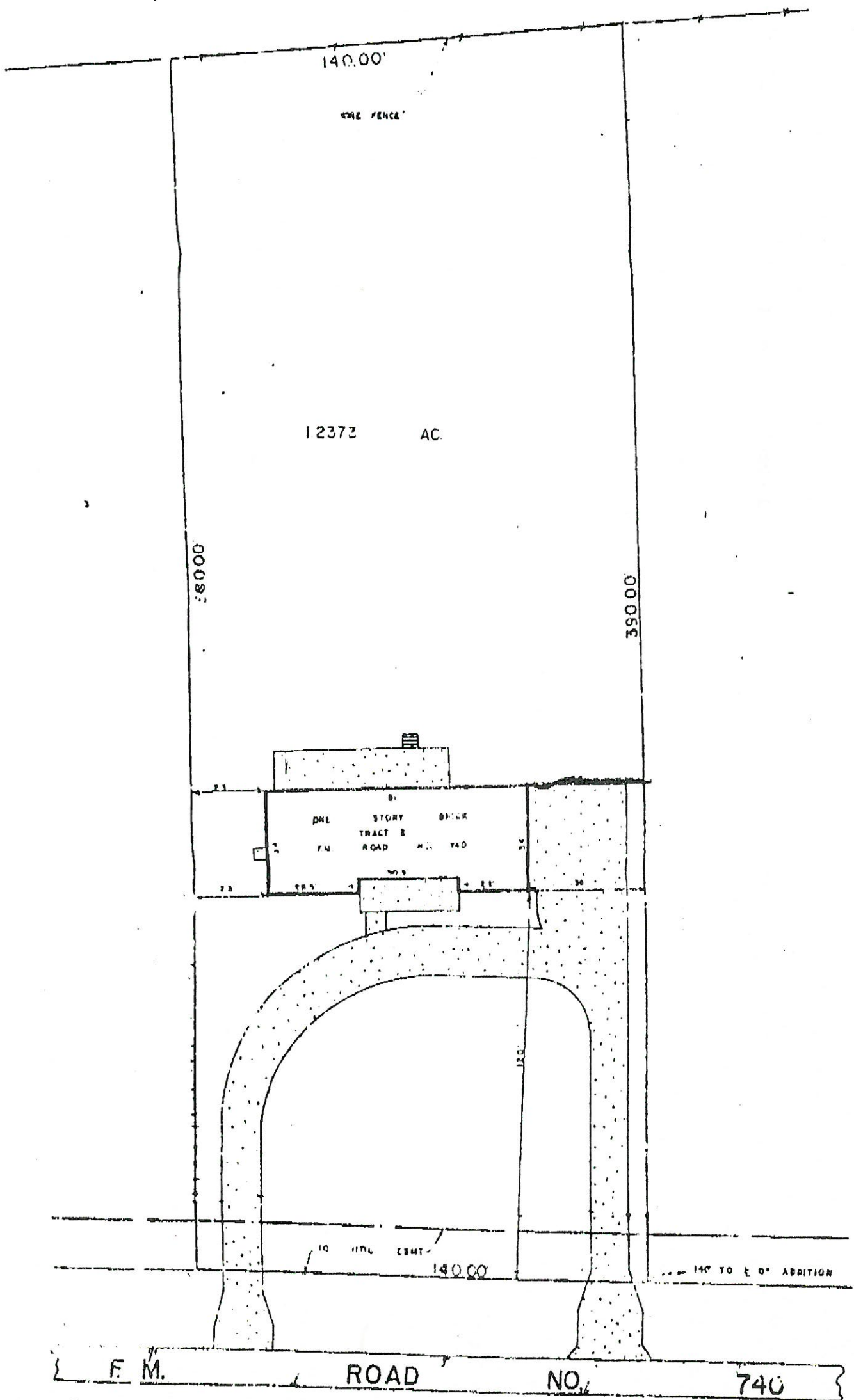
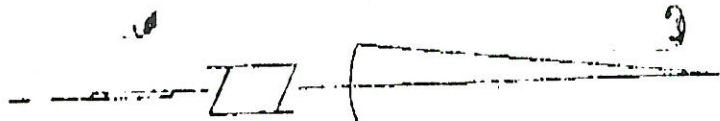
The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

2

If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS AND BEING OUT OF THE E. TEAL SURVEY, AND BEING ALL OF LOT 2 OF THE SCENIC ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 42, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.





CITY OF ROCKWALL
"THE NEW HORIZON"
 Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name D. Cook Date 4

Mailing Address _____

Job Address _____ Permit No. _____

Check ☐

Cash ☐

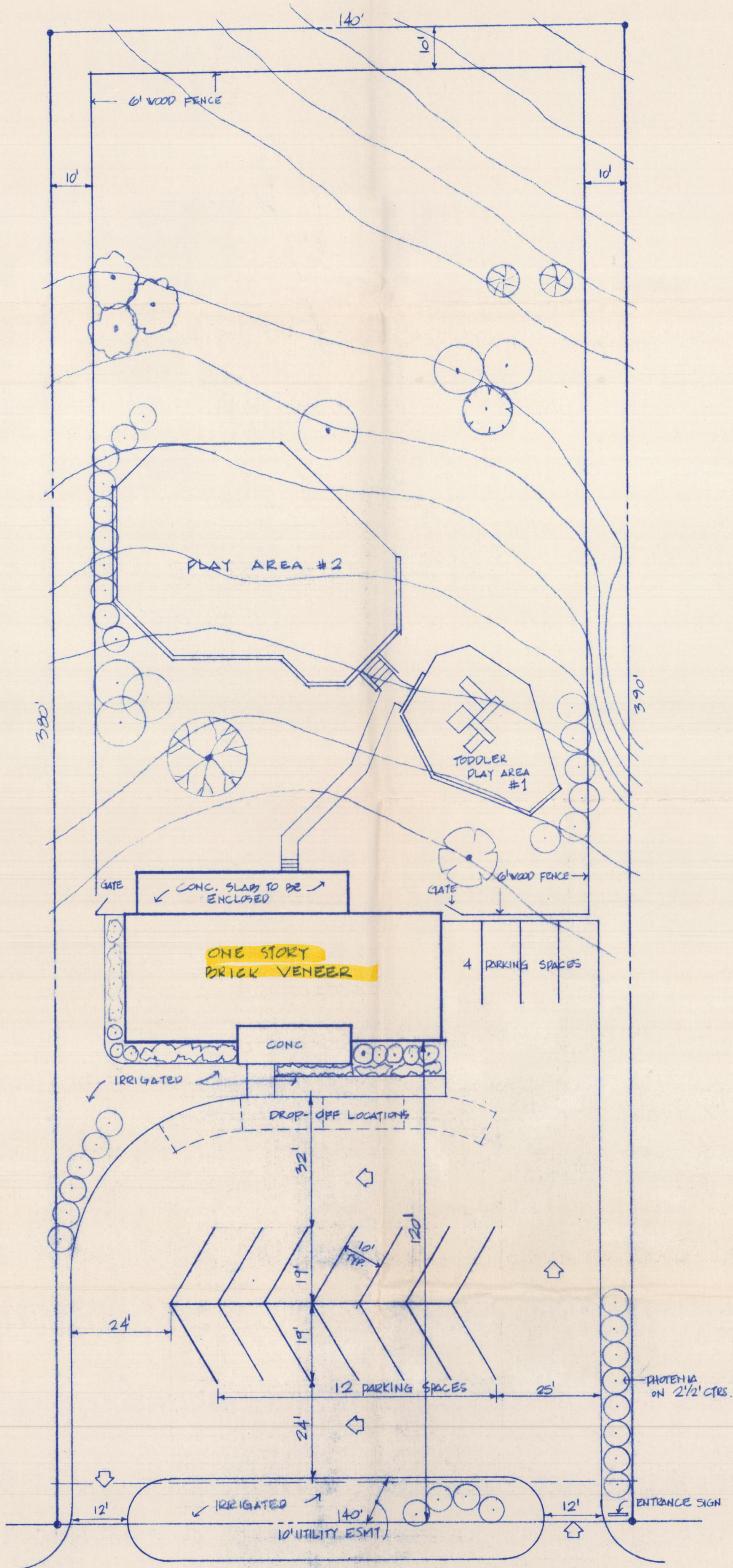
Other ☐

DESCRIPTION	Acct. Code	Amount		DESCRIPTION	Acct. Code
Building Permit	01-3601			Water Tap	02-3311
Fence Permit	01-3602			10% Fee	02-3311
Electrical Permit	01-3604			Sewer Tap	02-3314
Plumbing Permit	01-3607			Water Availability	06-3835
Mechanical Permit	01-3610			Sewer Availability	07-3836
Municipal Pool	01-3402			Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	135	00	Portable Meter Deposit	02-2311
Subdivision Plats	01-3412			Misc. Income	02-3819
Sign Permits	01-3628			NSF Check	02-1128
Health Permits	01-3631			Meter Rent	02-3406
Misc. Permits	01-3625			Marina Lease	08-3810
Misc. Income	01-3819			Cemetery Receipts	10-3830
Sale of Supplies	01-3807			PID	13-3828
Recreation Fees	01-3401			Street	14-3828
				Assessment-Ph#2	14-3830
				Hotel/Motel Tax	15-3206
TOTAL OF COLUMN				TOTAL OF COLUMN	

TOTAL DUE

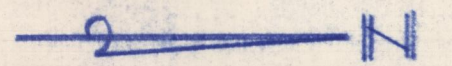
135. a

Received by



**PROPOSED
RIDGE ROAD
LEARNING CENTER**

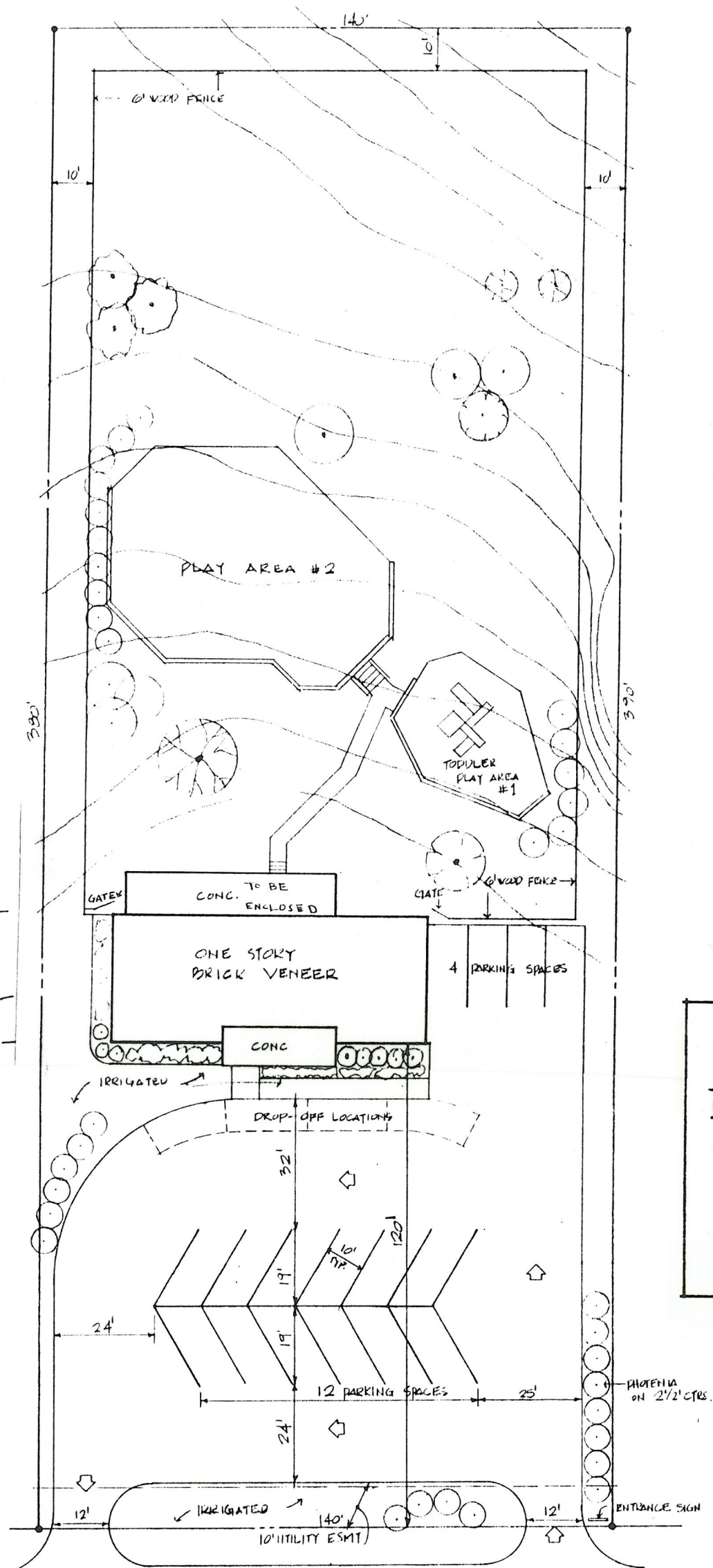
SCALE 1" = 20'



LANDSCAPING TO INCLUDE
APPROX. 8100 SQ. FT.
IRRIGATED AREA

5.6.93

FM 740



RIDGE ROAD LEARNING CENTER

FENCED PLAY AREA

NUMBER OF CHILDREN - 60 TO 80

HOURS OF OPERATION - 6:30 A.M. - 6:30 P.M./M-F

SUMMARY

RIDGE ROAD LEARNING CENTER WILL SERVE THE RESIDENTS OF HEATH, ROCKWALL, AND FORNEY.

RIDGE ROAD LEARNING CENTER WILL EMPHASIZE LEARNING DEVELOPMENT FOR PRE-SCHOOLERS IN A STRUCTURED ENVIRONMENT WHICH MEETS OR EXCEEDS BOTH CITY & STATE REQUIREMENTS FOR DAY CARE CENTERS.

RIDGE ROAD LEARNING CENTER PLANS TO PROVIDE OFF PREMISE ACTIVITIES AS PART OF ITS EDUCATIONAL CURRICULUM.

RIDGE ROAD LEARNING CENTER WILL OFFER AN AFTER SCHOOL PROGRAM FOR AGES K - 12. VANS WILL BE USED TO TRANSPORT THE CHILDREN. NO LARGE BUSES WILL BE USED.

RIDGE ROAD LEARNING CENTER WILL STRIVE TO BE A POSITIVE INFLUENCE ON THE CHILDREN WHO ATTEND AS WELL THE ROCKWALL COMMUNITY.

Ronald V. Mastronardi

211 Yacht Club Drive
Rockwall, Texas 75087
Phone: (214) 771-6157

May 11, 1993

Rockwall Planning and Zoning Commission
205 West Rusk St.
Rockwall, Tx. 75087

Re: Proposed Day Care Center (FM 740 @ Chandlers Landing)

Gentlemen:

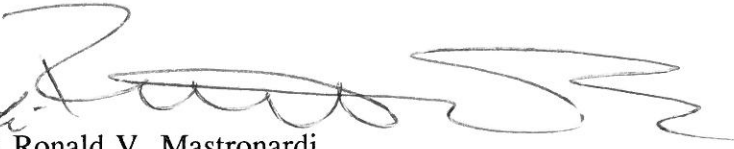
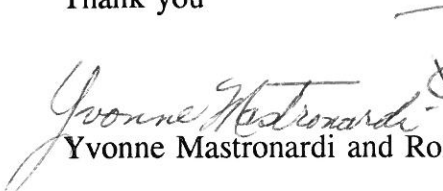
I regret that a prior business commitment prevents my attendance at your meeting May 13. However my wife and I wish to go on record as vehemently opposing the proposed Day Care Center or for that matter any commercial utilization of the subject property.

Among our reasons are the following:

- 1) The current traffic problems on FM 740 will only be exacerbated by such an enterprise. FM 740 cannot handle the current load.
- 2) Such businesses are prohibited in the Chandlers Landing Master Declaration of Covenants and Restrictions see Article VII Section 2 Paragraph C. This proposal clearly violates the covenants under which we all bought our homes and to which we all agreed.
- 3) Signage for such a business will be obtrusive if current examples of such are the standard.

We therefor respectfully request that you deny the zoning change and maintain the integrity of our development.

Thank you


Yvonne Mastronardi and Ronald V. Mastronardi

cc: Rockwall City Council 

May 11, 1993

To City of Rockwall
Planning and Zoning Committee &
Rockwall City Council

Dear Committee & Council Members,

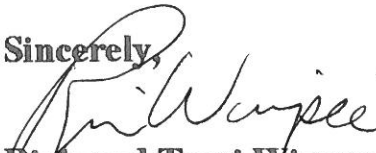

I apologize for not being able to attend the meetings scheduled for May 13 and May 17. I do want to make my feelings known about the proposed zoning change on Ridge Road Drive opposite Chandlers Landing.

I did not receive a notice regarding this proposed change, but I understand the request for this change is being made to accomodate a new day care facility.

I am opposed to this zoning change for the following reasons:

- * Increased traffic this facility would generate during peak hours along Ridge Road.
- * Addition of commercial development into traditionally residential areas.
- * Construction of unsightly signs which invariably follow commercial developments.

Many people, including myself, were attracted to this part of the city because of its natural beauty and nice neighborhoods. Please help us keep the "Front Door" of Rockwall looking beautiful.

Sincerely,
 
Rick and Terri Wimpee
5505 Yacht Club Drive
Rockwall, Texas 75087

RIDGE ROAD LEARNING CENTER

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TO: All Chandlers Landing Residents

FROM: Chandlers Landing Community Association
Board of Directors

DATE: May 6, 1993

RE: Proposed Day Care Center on FM 740 at Chandlers Landing

The Association has made great strides the past months in developing a community that will be a pleasure to live in for years to come. The Directors you elected have worked diligently in trying to promote new construction, prompter maintenance, and overall capital improvements in the Community.

Therefore, it is of great concern to all residents that a potential day care facility may impede the progress of the Community and harm the value of property. All residents should have received a notice from the City of Rockwall regarding a proposed zoning change at the front of our property. At first thought you may be open to the idea of a day care facility which is convenient in location. However, we hope you will examine some of the drawbacks this potential day care facility poses.

- * Additional traffic backed up along FM 740 during prime commuting hours
- * Additional commercial development will be attracted down FM 740 towards Chandlers Landing
- * The addition of obtrusive signage along the frontage to our Community (a potential of 120 square feet of signage come with this re-zoning)
- * The proposed plan calls for a six foot wooden fence around the rear perimeter of this property
- * The proposed plan calls for approximately 2000 square feet of playground area which will back up to several homes on Yacht Club Drive, Genesta Place, Independence Place and Cambria Drive, all in close proximity of this proposed facility

It is our hope that you will support your Community by voicing your opposition to this proposed re-zoning while attending the following meetings:

Planning and Zoning	May 13, 1993 at 7:00 pm
City Council Meeting	May 17, 1993 at 7:00 pm

Both meetings will be located at City Hall. If you cannot attend, please send your response in writing to the City of Rockwall on the notice which was sent to you.

WE OPPOSE THE REZONING REQUEST FOR A DAY CARE CENTER
ON FM 740 AT CHANDLER'S LANDING.

NAME

ADDRESS

Paula Hammond

133 Urline Circle

J.D. Lewis

117 Country Club Dr.

Edmund Gomez

2300 SERENITY
HEATH, TX 75087

RANDALL EVANS

104 CHARLOTTE CT

Mike Janison

116 CHARLOTTE CT

Cheri Carter

2308 Fairway Circle

Gene L. Dot

2312 Serenity Lane

Regina Beanel

2341 Serenity

Brianne Dykes

2409 Larchwood

Ornette Montross

2324 Serenity Lane

Mike Bunn

2341 Serenity Ln.

Roseanna Maldonado

1011 Signal Ridge Pl.

~~John Alden~~

a a

Pat Adcock

216 Country Club Dr.

John Kuhn

2320 Fairway Dr.

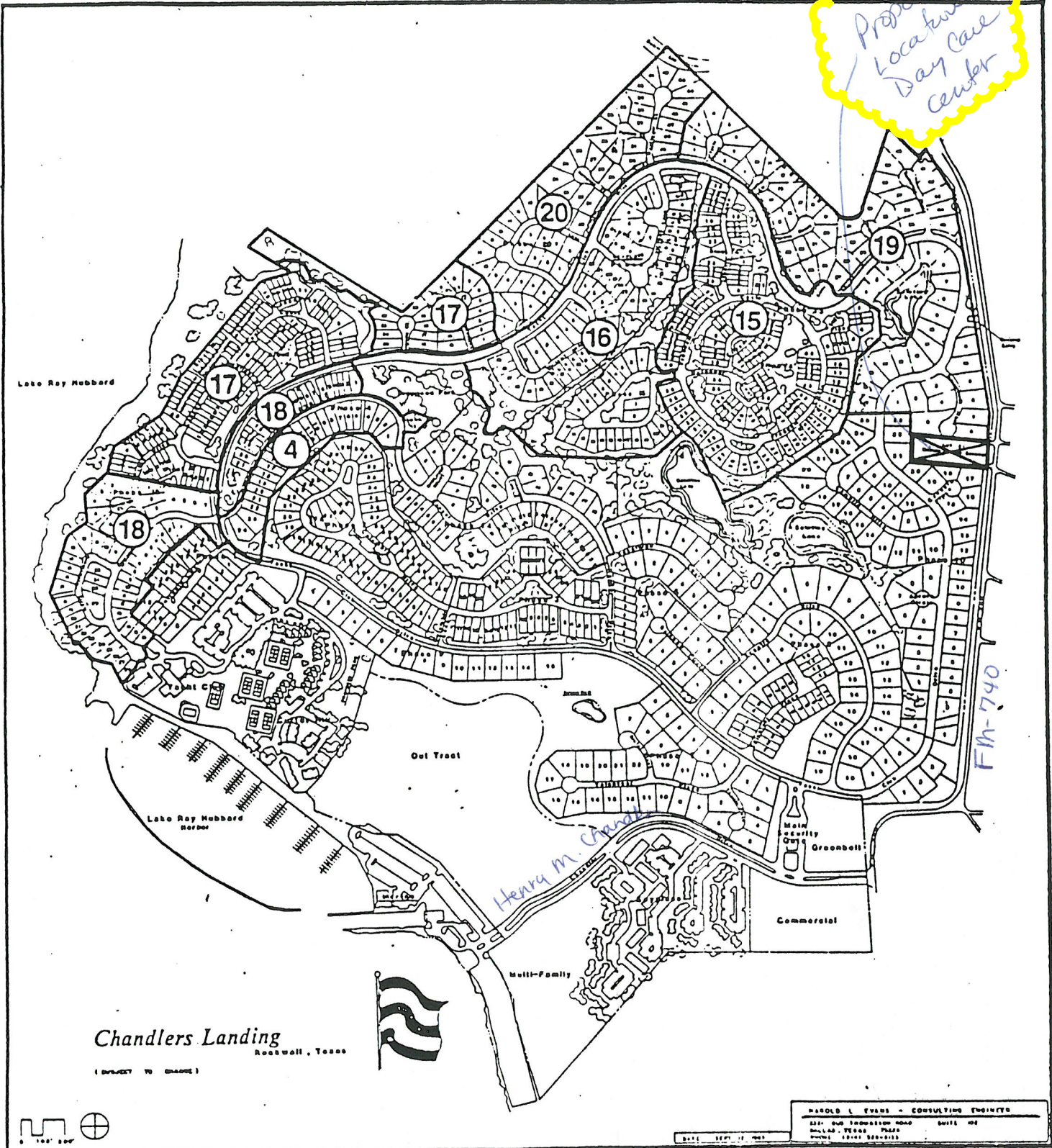
Ben M. A.

2404 Coward Circle

John Smith

2301 FAIRWAY CIRCLE

Proposed
Location of
Day Care
Center



Chandler's Landing
Rockwall, Texas

Chandler's Landing
Rockwall, Texas

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 13, 1993

Agenda No: III. F.

Agenda Item: P&Z 93-23-Z - Hold Public Hearing to Consider Recommending Approval of a Request from Ridge Road Learning Center for a Change in Zoning from "PD-8" Planned Development Zoning Classification to "PD-8" Revised Zoning Classification for a Day Care Center to be Located on Ridge Road west of FM-740 and south of Shadydale lane and further described as Lot 2, Scenic Estates Addition

Item Generated By: Applicant, Ridge Road Learning Center

Action Needed: Hold public hearing and take any necessary action.

Background Information:

We have received a request for a change in PD-8 for a lot located on FM-740 for approval of a day care center. This lot is zoned PD-8 but is not platted as a phase of Chandlers Landing. A single family home was constructed on this lot many years prior to its annexation by the City. The current zoning on the property would permit only administrative offices and recreational uses for the Chandlers Landing Community. This zoning was established when the Frates Company, the developer of Chandlers Landing owned the property. They never implemented the use once it was approved.

The applicant has submitted a request to use the property for a day care center. Attached is a description of the proposed use and a copy of the site plan. Generally, the site plan has not changed from the current approved site plan. They have added the required drop off parking spaces and they plan to erect a 6 foot wood perimeter fence. Under our zoning ordinance day care centers are included as conditional uses in most of the residential districts because they may be suitable uses in residential areas if they do not draw commercial traffic through residential streets or otherwise adversely affect the surrounding residential uses.

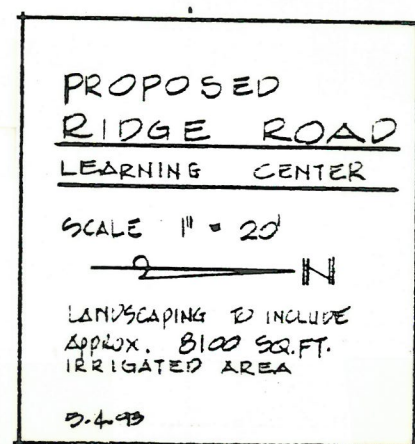
A number of responses have been returned and are attached. The primary areas of concern appear to be traffic and safety on FM-740, and a commercial use adjacent to a residential area.

Attachments:

1. Site Plan
2. Description of use
3. Copy of Existing Site Plan

Agenda Item: PD-8 Day Care Request

Item No: III. F.



RIDGE ROAD LEARNING CENTER

FENCED PLAY AREA

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HOURS OF OPERATION - 6:30 A.M. - 6:30 P.M./M-F

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CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 17, 1993

Agenda No: V. E.

Agenda Item: P&Z 93-23-Z - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from Ridge Road Learning Center for a Change in Zoning from "PD-8" Planned Development Zoning Classification to "PD-8" Revised Zoning Classification for a Day Care Center to be Located on Ridge Road west of FM-740 and south of Shadydale lane and further described as Lot 2, Scenic Estates Addition

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A number of responses have been returned and are attached. The primary areas of concern appear to be traffic and safety on FM-740, and a commercial use adjacent to a residential area.

The Commission will consider this item on Thursday.

Attachments:

1. Site Plan
2. Description of use
3. Copy of Existing Site Plan

Agenda Item: PD-8 Day Care Request

Item No: V. E.



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature _____

Address _____

RIDGE RD. LEARNING CENTER P# 2

1. GEORGE HATFIELD
1 SHADYDALE LN.
2. HOLLY DAVIS
3201 RIDGE RD.
3. KIRBY ALLBRIGHT
519 I-30 #127
4. LIU HUI PIN CHAN
5309 GALAXIE
GARLAND, TX. 75042
5. GARY SMITH
2309 AQUADUET
BEDFORD, TX. 76022
6. ROBERT TAYLOR
2501 CEDAR PARK DR.
OKLAHOMA CITY, OK 73120-1710
7. KATHLEEN MCKIBBEN
104 INDEPENDENCE
8. MICHAEL ILES
106 INDEPENDENCE
9. JOHN CRAWFORD
3701 TURTLE CREEK BLVD #120
DALLAS, TX 75219
10. LEWIS WILLIS JR.
105 INDEPENDENCE
11. CAMLAND LTD.
2828 WOODSIDE
DALLAS, TX. 75204
12. BILLIE SCOTT
5701 YACHT CLUB DR.
13. JEFFREY WARREN
102 GENESTA PL.
14. JAMES SCHAFER
104 GENESTA PL.
15. GLORIA DALLY
155 TRIPP RD.
SUNNYVALE, TX 75182
16. JOHN CALDWELL
9220 AARON DR.
OKLAHOMA CITY, OK 73132

17. GARY MCKIBBEN
P.O. BOX 951

27. CIMARRON FEDERAL
P.O. BOX 1067

TAHLEQUAH, OK. 74465-1067

18. ROBERT STARK
204 DARTBROOK

19. RAYMOND SELF
5601 YACHT CLUB DR.

20. CHARLES MAGERS
5507 YACHT CLUB DR.

21. STEPHEN SMITH
5505 YACHT CLUB DR.

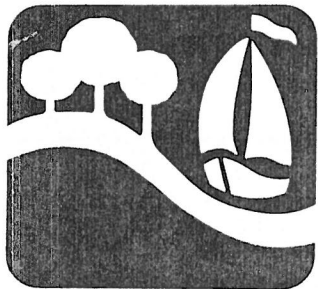
22. EDWARD HURST
5508 CAMBRIA

23. TAB HEBERT
5602 YACHT CLUB DR.

24. WILLIAM FANG
5604 YACHT CLUB DR.

25. STEVEN SPEED
5606 YACHT CLUB DR.

26. BILLY RAY JOHNSON
5608 YACHT CLUB DR.



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Commercial Business in a residential area.
2. noise, Traffic, visual problems.
3. oversaturation of this business in Rockwall.
- 7 - facilities already in city
closest one is less than two
miles and at 60% capacity

Signature

G. E. Jones

General
Manager.

Address

#1 Commerce Plaza

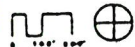
CHAUDERS LANDING COMMUNITY ASSOCIATION

*Proposed
Location of
Day Care
Center*

Lake Ray Hubbard

Chandler's Landing
Rockwall, Texas

(SUBJECT TO CHANGE)



HAROLD L. EVANS - CONSULTING ENGINEER			
2210 10th Avenue Road	Rockwall, Texas	74081	10/1/82
DATE	SEPT 12 1982		

Chandler's Landing
Rockwall, Texas



TO: All Chandlers Landing Residents

FROM: Chandlers Landing Community Association
Board of Directors

DATE: May 6, 1993

RE: Proposed Day Care Center on FM 740 at Chandlers Landing

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. opposed to commercial development towards residential areas along FM 740.
2. Present size and controls on FM 740 will not support
3. the potential traffic safely.

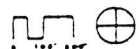
Signature Max Kleinf

Address 301 COLUMBIA DR.
ROCKWALL, TX

*Proposed
Local bus
Day care
center*



Chandler's Landing
Rockwall, Texas
(SUBJECT TO CHANGE)



HAROLD L. EVANS - CONSULTING ENGINEER
2222 East Independence Road
Rockwall, Texas 75087
Phone: 972-966-0000
Fax: 972-966-0001

Chandler's Landing
Rockwall, Texas



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 13, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, May 17, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk to consider approval of a request from Ridge Road Learning Center for a change in zoning from "PD-8" Planned Development-8 Zoning Classification to "PD-8 Revised" Planned Development 8 Revised Zoning Classification for a day care center located on Ridge Road, west of FM 740 and South of Shadydale Lane, and further described as Lot 2, Scenic Estates Addition. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. - I understand the revised Zoning would allow rather large signs to be placed on the property. (Should not be allowed)
2. - Adjacent property is all Single Family Residential. A business of this type does not belong in a Residential area.
3. - Furthermore, the building now standing on the property was originally built and used as a SINGLE FAMILY HOME and should remain only for that use! That is the assumption upon which the surrounding lots and/or homes were purchased.

Signature

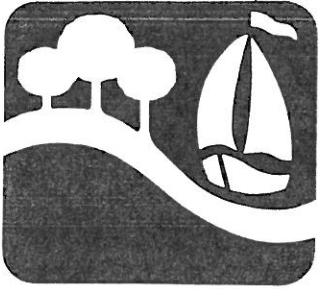
Walter F. Rhoades

Address

205 Rainbow Circle
Rockwall, TX 75087

205 West Rusk Rockwall, Texas 75087 (214) 771-7700 HAZARD

3. - The auto entrance to the property would be a serious traffic hazard.



CITY OF ROCKWALL

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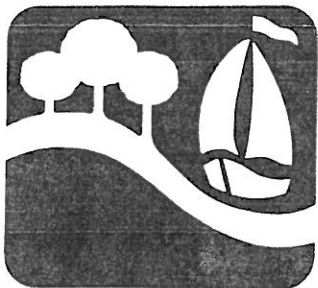
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Dangerous Traffic on narrow ROAD.
2. Business use in residential area
3. Present zoning was proper.

Signature R. C. Houston

Address 6101 Volunteer Pl.
Rockwall, TX 75087



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. The road is unusable as it is.
2. children should not be within wandering distance
3. of that particular road.

Signature Edward T. Tatum

Address 319 Columbia Drive



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

- 1.
- 2.
- 3.

Signature LC Henderson

Address 5924 Volunteer Place



CITY OF ROCKWALL

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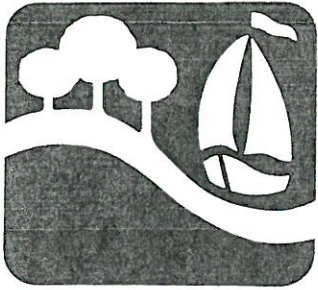
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. only MAJOR North/South Arterial -
2. Children loading - unloading / Entering Exiting on Main Road
- 3.

Signature [Signature]

Address 506 Columbus



CITY OF ROCKWALL

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City Secretary

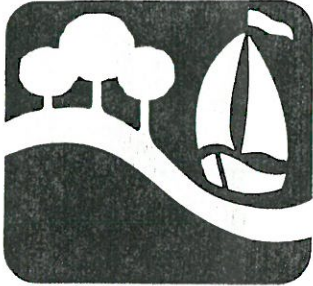
Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Additional traffic congestion on Ridge Rd at peak hours.
- 2.
- 3.

Signature Jeff & Tina Petersen
Address 101 Aurora Cr
Rockwall



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below ✓✓

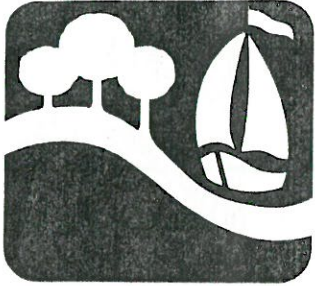
I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature

Address

Elit Archilla
9414 Faircrest Dr
Dallas Texas 75238



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. The traffic in that area is dangerous
2. & to think about a lot of children coming & going in cars is a serious decision for someone to think about when voting.
- 3.

Hwy 740 South
is just too
dangerous!

to drive
I have to speed out in order
to get across from
gate.

Signature Vicky Chesna

Address 2701 Southern
5720 Cross

Chandler's Landing



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Case No. PZ 93-23-Z

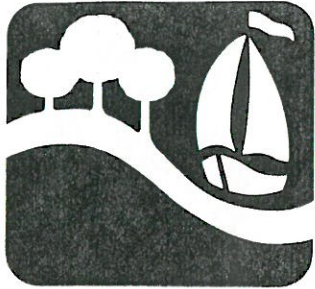
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. OPPOSED TO COMMERCIAL Development in this Residential AREA!!!
2. CREATE ADDITIONAL TRAFFIC backing up on 740
3. OPPOSED TO OBTRUSIVE SIGNAGE

Signature D. Emrick

Address 5904 SCEPTRE DR.



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Purchased property because of zoning.
2. Traffic on Ridge Rd. is too heavy now.
- 3.

Signature

Address

Jimmy Seay
5531 Canada Court
Chancellers Landing



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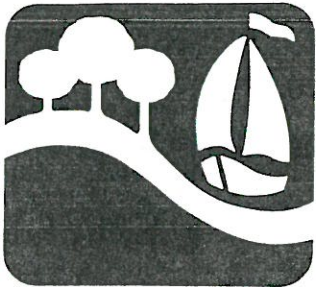
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

- This narrow, two lane FARM to MARKET ROAD, already heavily travelled, has no provision for the high frequency LEFT-TURNING traffic that will SNARE TRAFFIC FLOW TWICE A DAY AT THE*
- 1. HEAVIEST TRAFFIC TIMES.*
 - 2. There will be major danger to persons and property as happens,*
 - 3. HURRIED PARENTS try to ENTER AND LEAVE THE PROPERTY.*
 - 4. There will be NO BUFFER ZONE between this commercial ENTERPRISE and the adjoining private RESIDENTIAL COMMUNITY.*

Signature J. J. Kelly

Address 207 YACHT CLUB DR.



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Additional traffic backed up along FM 740, during prime times -
2. Not concurent with surrounding area, is more commercial properties -
3. Decrease value for homes adjoining property.

Signature Randy Hunt

Address 5925 Volunteer Place
Rockwall, Tx 75087



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City Secretary

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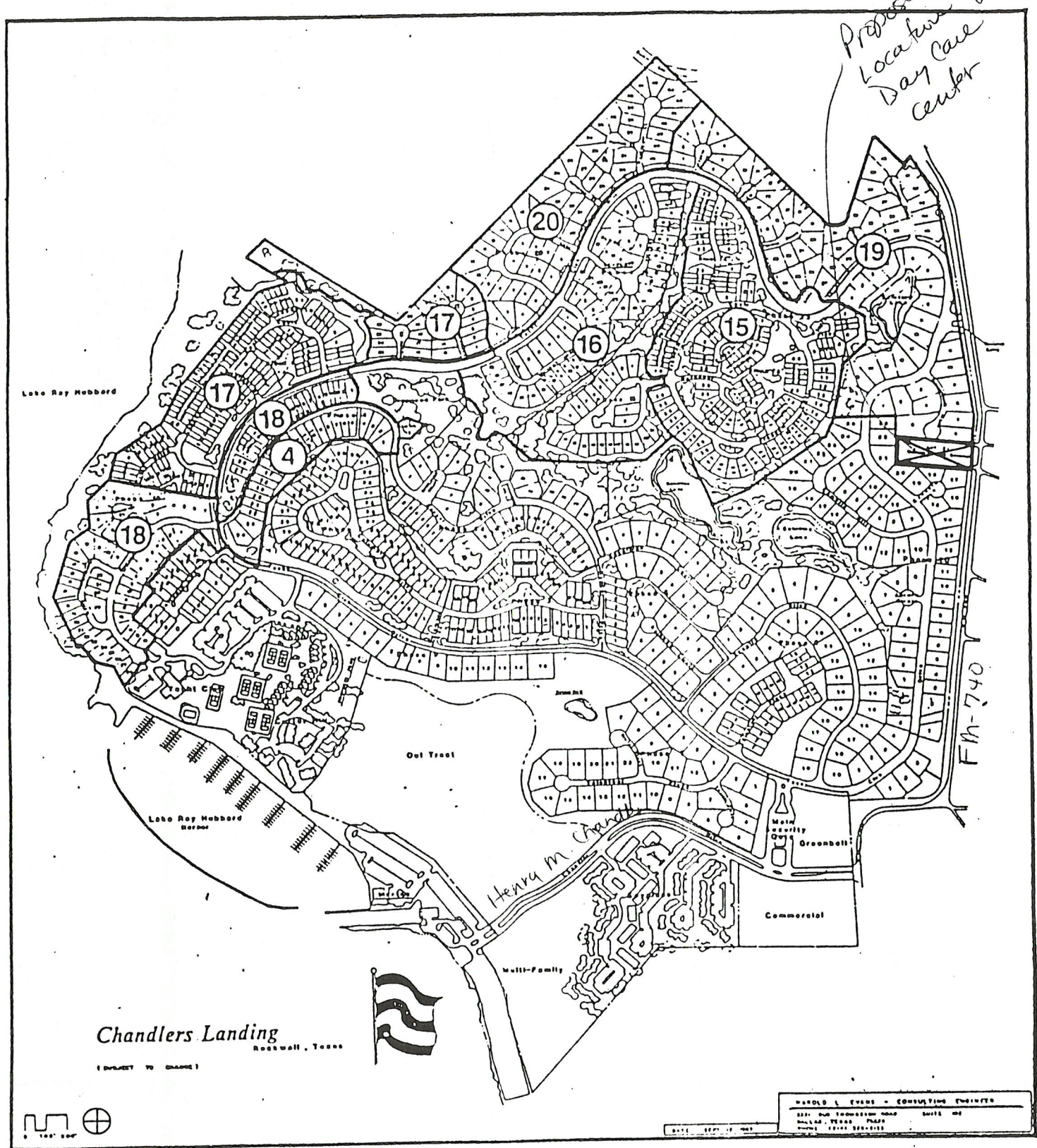
I am opposed to the request for the reasons listed below ✓

1. Additional traffic backed up along FM 740 during commuting hours.
2. Additional Commercial Development towards Chandlers
3. Land use

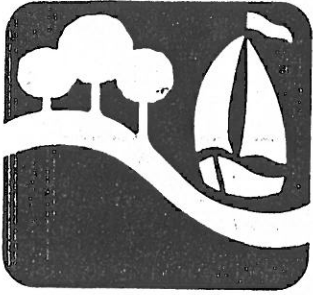
Signature Mohi Uddin

Address 10708th Ave N Pl.

*Proposed
Location of
Day Care
Center*



Chandler's Landing
Rockwall, Texas



CITY OF ROCKWALL

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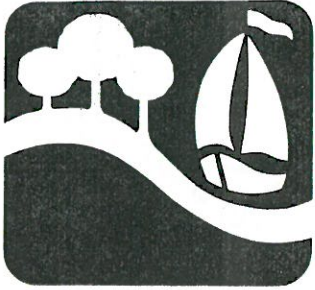
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Excessive traffic
2. Too close to residential area
3. _____

Signature William C Montgomery

Address 5406 Yacht Club Dr.



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Traffic
2. Commercial property in residential area
3. Possible ↓ property value

Signature Louise Leaf
Address 5707 Yacht Club



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City Secretary

Case No. PZ 93-23-Z

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I am opposed to the request for the reasons listed below X

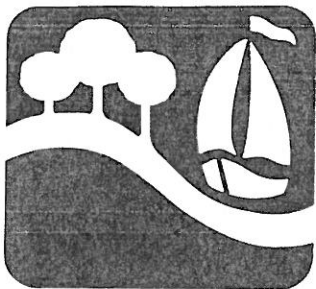
1. Increased Traffic - Hazard to Children @ Center
2. Eyesore to community
3. Zoning precedent in the middle of residential area.

Signature

Olivia Z

Address

502 Columbia
@ Chandler



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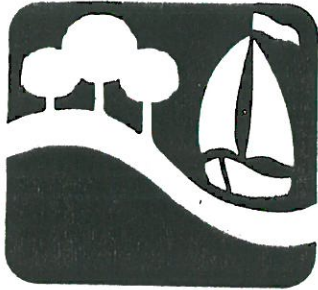
1.

2.

3.

Signature S.T. Pritch

Address 609 Courtyard Dr.



CITY OF ROCKWALL

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City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1.

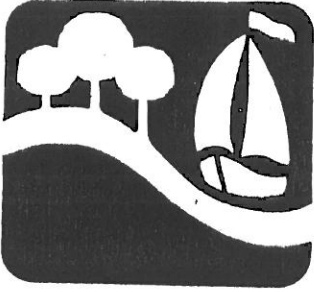
2.

3.

Signature

Address

Garret Bailey
5618 Cambria



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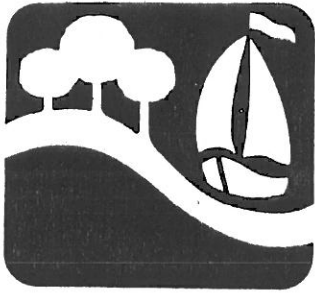
1. narrow road
- 2.
- 3.

Signature

Carolyn Pierce

Address

3620 Hwy. 550



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Hilda Crasyle
City Secretary

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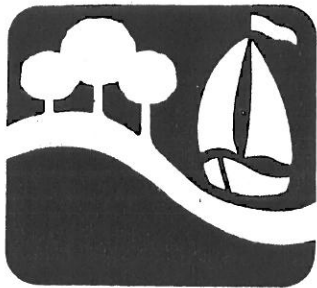
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X _____

- 1.
- 2.
- 3.

Signature Mamie Rockmore

Address 7185 Sam Houston



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Hilda Crasgley
City Secretary

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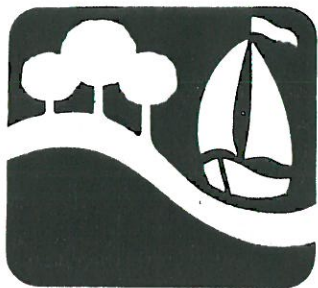
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

- 1.
- 2.
- 3.

Signature Shirley L. Nelson

Address 1410 S. Galia #508



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I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

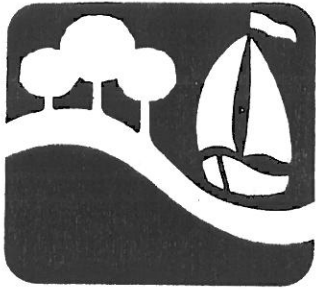
- 1.
- 2.
- 3.

Signature

J. Shen

Address

Rockwall



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

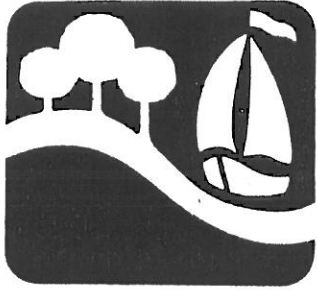
~~I am in favor of the request for the reasons listed below~~ _____

I am opposed to the request for the reasons listed below yes

1. traffic
- 2.
- 3.

Signature Mary Hamon

Address 506 Renfro
Rockwall, Tex.
75087



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crasyle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

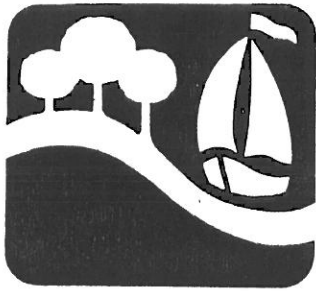
1. Traffic

2.

3.

Signature Hilda Crasyle

Address 844 Rose



CITY OF ROCKWALL

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Hilda Crasyle
City Secretary

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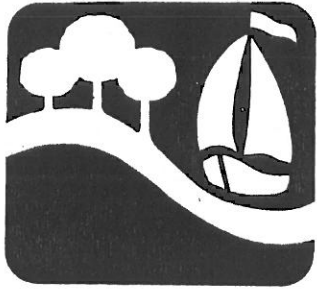
~~I am in favor of the request for the reasons listed below~~ _____

I am opposed to the request for the reasons listed below ✓

- 1.
- 2.
- 3.

Signature Chris Look

Address Rt 1 Ballw-6



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

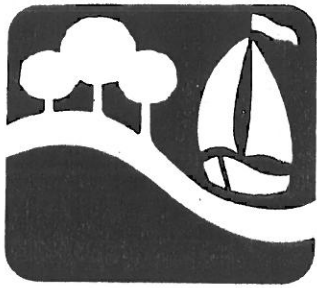
(No)

- 1.
- 2.
- 3.

Signature

Address

Peggy Hansen
1607 N. Hills
Rockwall, Texas
75087



CITY OF ROCKWALL

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Hilda Crasgley
City Secretary

Case No. PZ 93-23-Z

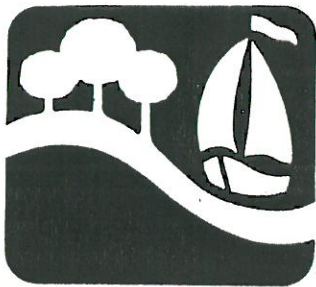
~~I am in favor of the request for the reasons listed below~~ _____

I am opposed to the request for the reasons listed below ✓

- 1.
- 2.
- 3.

Signature _____

Address _____



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City Secretary

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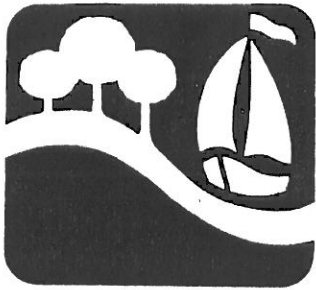
~~I am in favor of the request for the reasons listed below~~ _____

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature William L. B. Wright

Address 703 Sherman



CITY OF ROCKWALL

"THE NEW HORIZON"

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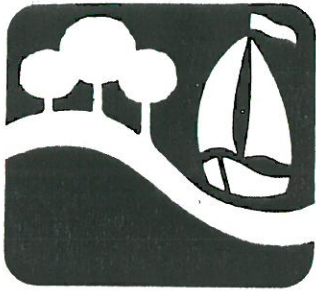
Case No. PZ 93-23-Z

~~I am in favor of the request for the reasons listed below~~ _____

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature MONA Housewright
Address 206 STARS



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crasyle
City Secretary

Case No. PZ 93-23-Z

~~I am in favor of the request for the reasons listed below~~ _____

I am opposed to the request for the reasons listed below _____

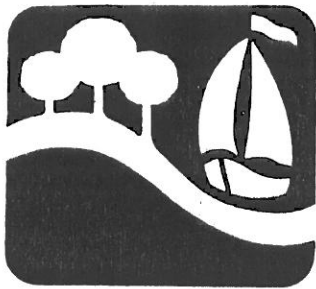
1. Traffic already to heavy.
- 2.
- 3.

Signature

Carol McVay

Address

5616 Cambria



CITY OF ROCKWALL

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Hilda Crasyle
City Secretary

Case No. PZ 93-23-Z

~~I am in favor of the request for the reasons listed below~~ _____

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature

Address

Quinty Sussan
703 Hillwater Dr
Rockwall, TX 75087



CITY OF ROCKWALL

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Hilda Crasgley
City Secretary

Case No. PZ 93-23-Z

~~I am in favor of the request for the reasons listed below~~

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Bad Traffic already

Signature

Planner Hansen

Address

1410 S. G. Road



CITY OF ROCKWALL

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City Secretary

Case No. PZ 93-23-Z

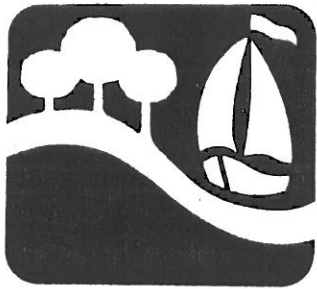
~~I am in favor of the request for the reasons listed below~~ \

I am opposed to the request for the reasons listed below X

- 1.
- 2.
- 3.

Signature R M Heard

Address 710 Dane Crockett



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

~~I am in favor of the request for the reasons listed below~~ _____

I am opposed to the request for the reasons listed below ✓

1. Traffic
- 2.
- 3.

Signature Gloria Parks

Address 309 Dogwood TR.
Fate TX 75132



CITY OF ROCKWALL

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Hilda Crasyle
City Secretary

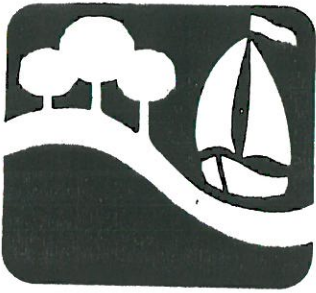
Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below _____

1. Traffic Already much to busy for road
2. Lower Value of Chandler's Homes
- 3.

Signature Carol Bailey
Address 5618 Cambria



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

- 1.
- 2.
- 3.

Signature

Address

Randy Bailey
5618 Cornelia



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Commercial Business should not be allowed in the middle of a retail neighborhood
2. Would be dangerous to have school for young children on such a heavily trafficked road
3. regardless of where the entrance was or how it was protected.

Signature Robert Ottaway

Address 5610 Cambria
Rockwall 75087



CITY OF ROCKWALL

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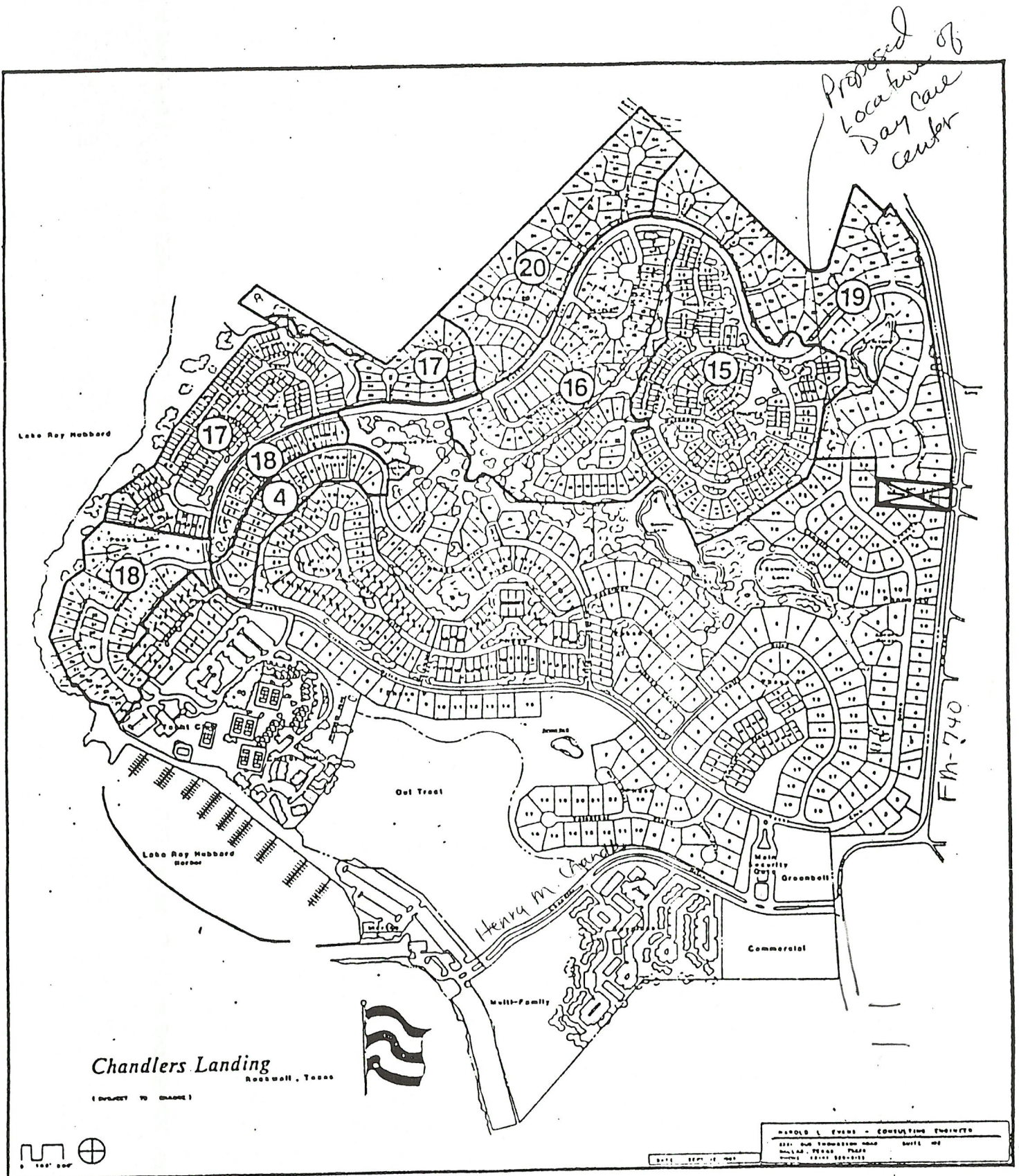
I am opposed to the request for the reasons listed below X

1. DIFFICULTY OF INGRESS AND EGRESS.
2. INCREASED TRAFFIC ON 2-LANE ROAD WITH BLIND BENDS.
3. UNNECESSARY, CONSIDERING AMOUNT OF COMMERCIAL PROPERTY AWAY FROM RESIDENTIAL PROPERTY.
4. OBTRUSIVE SIGNAGE.
5. MANY MORE WE WISH TO DISCUSS AT THE MEETINGS!
6. PROPERTY LINE IS 18' FROM OUR HOUSE.

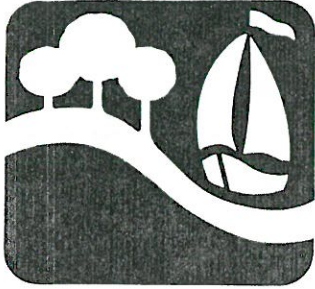
Signature

Address

J. H. Caldwell
103 GENESTA PK.



Chandler's Landing
Rockwall, Texas



CITY OF ROCKWALL

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Case No. PZ 93-23-Z

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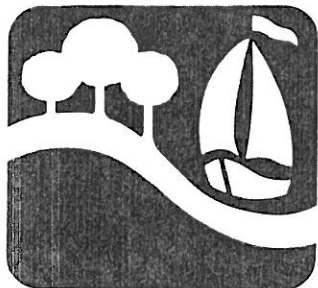
I am opposed to the request for the reasons listed below ✓

1. This will add to the Traffic on ^{FM} 740.
2. We are concerned the proposed Day Care Center will adversely affect our property values.
- 3.

Signature

Address

Therina McConnell
201 Sovereign Ct.



CITY OF ROCKWALL

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City Secretary

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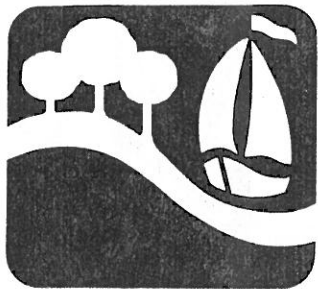
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Ridge Road too congested now!
2. Not compatible to Home Owners Zoning
3. Signs to accompany rezoning would not be desirable.

Signature R. C. Campbell

Address 433 Columbia Dr



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓ - Very much opposed to this:

1. Additional traffic flow problems!
2. playground area too close to homes in Chandler.
3. Obtrusive signage; & more possible Commercial could possibly follow.

Signature Mr. Don L. Lafate

Address 101 Sceptre Dr.



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. traffice
2. property value
3. play ground backing up to residential area

Signature C. Martin

Address 104 valkrie



CITY OF ROCKWALL

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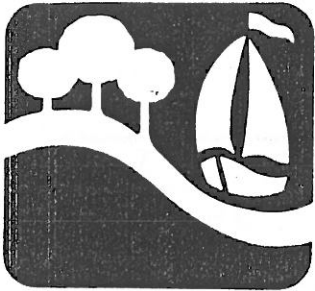
I am opposed to the request for the reasons listed below X _____

1. This should be kept strictly a residential area.
2. Businesses in the area could lower property value
3. _____

Signature

Address

Joyce Klaus
5534 Canada Ct.



CITY OF ROCKWALL

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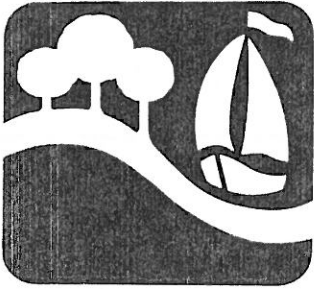
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. TRAFFIC
2. PROPERTY VALUE
3. playground backing up to homes.

Signature Mary K. Amburgia

Address 5807 Yacht Club
Rockwall Tx. 75087



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below ✓

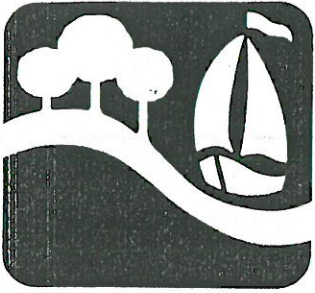
I am opposed to the request for the reasons listed below _____

1. Rockwall needs to grow - just let it!
2. Convenience to such facilities will hopefully make our locatation (Chandler) more desirable and increase property value.
3. I would like to use it. I hate spending extra 20 min in the car to get to day care by the post office & then back to the highway to work.

Signature

Address

S. Wagner
6202 Volunteer Place



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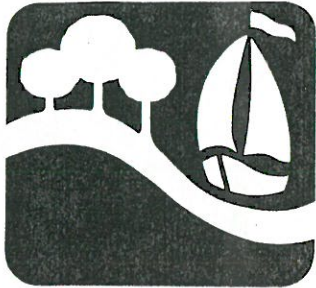
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Don't want day care near home
2. Don't want zoning changed
3. _____

Signature Mary E Williams

Address 109 SCEPTRE DR
ROCKWALL TX 75087



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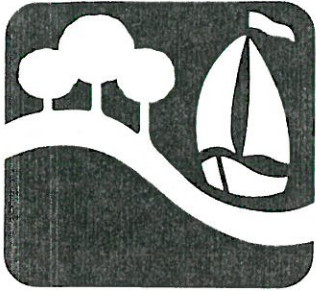
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

★
1. TRAFFIC

2. THIS AREA IS PART OF THE ROCKWALL
SCENIC OVERLAY DISTRICT. LETS KEEP
3. IT RESIDENTIAL NOT COMMERCIAL

Signature Collette G. George
Address W. 1st St.
#1 Shadydale



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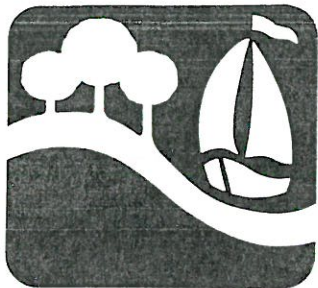
I am opposed to the request for the reasons listed below X

1. This property was supposed to become the Chandler's Landing Community Recreation Center and Swim Club location per the HUD approved
2. Property Report filed by the developer and stated specifically in the land sales contract. I will bring a Class Action lawsuit against the
3. City of Rockwall, its Planning and Zoning Commission, and its City Council

as well as the Ridge Road Learning Center, the developer and its lending institution (for this property) that foreclosed on it earlier, and RTC as conservator for Cimarron Fed. Savings Association for breach of contract and conspiracy to aid and abet this breach of contract if this change in zoning is approved.

Signature _____

Address _____



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Traffic problems on FM 740
2. Too close to other homes
- 3.

Signature Debra Marshall
Address 405 Yacht Club



CITY OF ROCKWALL

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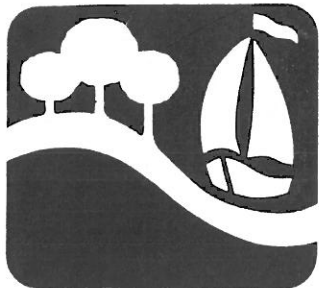
Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. traffic problems on 740
2. commercial use in residential area
3. too close to adjacent homes

Signature Bd & Karen Maloney
Address 5735 Southern Cross



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Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. INCREASED TRAFFIC
2. COMMERCIAL BUILDING IN TRADITIONAL RESIDENTIAL AREA
3. COMMERCIAL SIGNS ALONG RIDGE ROAD.

Signature Rich & Terri Wimpee

Address 5505 YACHT CLUB DR.
Rockwall TX 75087



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Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. DISRUPTIVE TO QUIET RESIDENTIAL NEIGHBORHOOD WITH ADDITIONAL TRAFFIC AND STUDENTS.
2. IMPOSES LIABILITIES ON RESIDENTS OF CHANDLERS WITH ADDITIONAL TRAFFIC AND INFANT PEDESTRIANS. LIABILITIES WE DO NOT WISH TO ASSUME.
3. LIKELIHOOD OF UNSIGHTLY ADVERTISEMENTS AND SIGNS WOULD DETRACT FROM ENVIRONMENT.

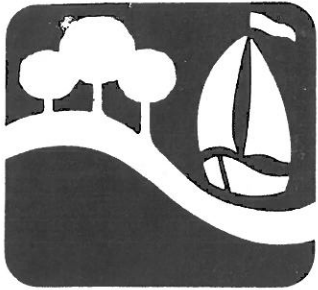
Signature Lowell Brent Houshuff
Address 5603 CAMBRIA DR

4. A BUSINESS FAILURE WOULD BE DIFFICULT TO LIQUIDATE IF PROPERTY WAS CONVERTED TO MEET THE NEEDS OF A BUSINESS. END RESULT WOULD BE LOSS OF LOCAL PROPERTY VALUES.

205 West Rusk
(OVER)

Rockwall, Texas 75087

(214) 771-7700



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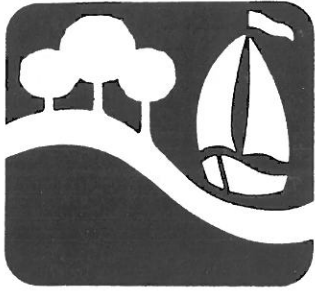
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Don't believe that a business should be in our neighborhood.
- 2.
- 3.

Signature Clarice Utblant

Address 5622 Cambria



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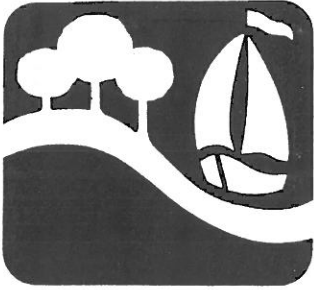
I am opposed to the request for the reasons listed below X

1. Traffic Issues
2. Opens up issues for other re-zoning
3. + commercial industries - which is unwanted

Signature

Address

Kathleen Loney
5602 Cambria



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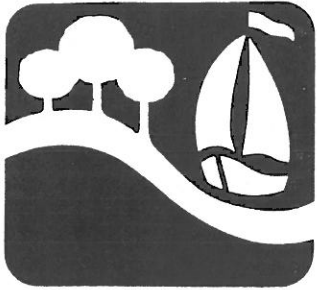
I am opposed to the request for the reasons listed below ✓

1. TRAFFIC.
2. NOISE.
3. Commercial Development in Residential AREA.

Signature _____

Address _____

J. R. D.C.
5704 CAMBRIDGE
75087



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below ✓

1. Retail should be up on ~~the~~ I, 30
2. Traffic is Bad at certain times of Day
3. Signage would clutter streets

Signature Tom Paul
Address 5606 Yacht Club



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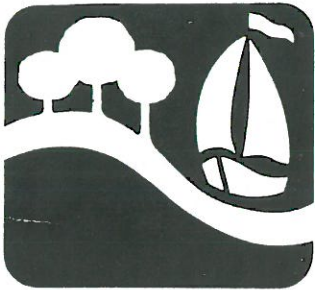
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Residential area. Business zoning is in perpetuity.
2. Do not want increased traffic on 2-lane road.
- 3.

Signature Neal B. Coon

Address 5624 CAMBRIA DR
ROCKWALL



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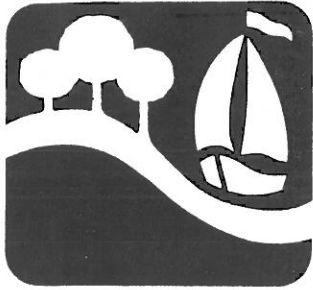
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Don't want business in neighborhood
2. Don't want traffic back-up.
3. Evaluation of property

Signature Ava Nelson

Address 5611 Cambria Dr.
Rockwall, TX 75087



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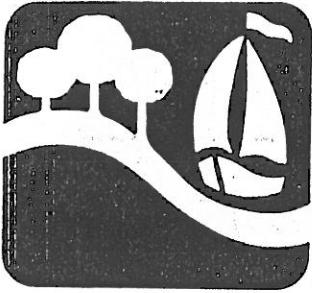
I am opposed to the request for the reasons listed below X

1. Commercial development in close proximity to residential privacy.
2. Traffic Hazards and concerns.
3. Advertising signs, fencing etc. Not consistent with Chandler development - feel it can eventually affect property values especially to those streets close to proposed site.

Signature Robert L. Anna Breen

Address 5620 Cambridge

4. Most residents would like not to hear children all day, seems reasonable that such a business would be better suited where noise activity is common →



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City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. To much Traffic
- 2.
- 3.

Signature

Address

JEFF D. WARREN

911-2

102 GENESTA PL

Rockwall Tex 75087



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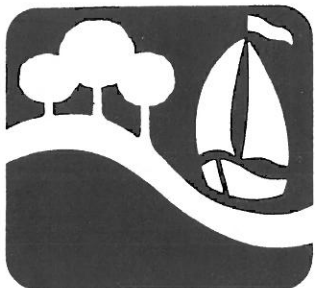
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. A Commercial Business next to my home will devalue my property.
2. Traffic hazard
3. Noise

Signature [Signature]

Address 104 GENESTA PL.



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City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. OPPOSED TO HAVING A BUSINESS SO CLOSE TO A RESIDENTIAL AREA
2. NOISE DISTRACTIONS AND PRIVACY INVASION
3. TRAFFIC BUILDUP AND HAZARD.

Signature

[Signature]

Address

5607 Cambria Dr



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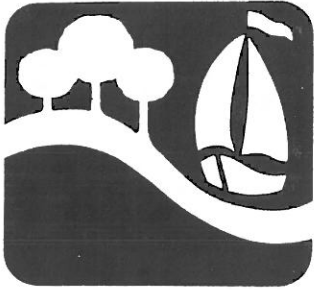
Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Traffic
- 2.
- 3.

Signature Jeannette Elliot
Address 2704 Fox Chase Ln



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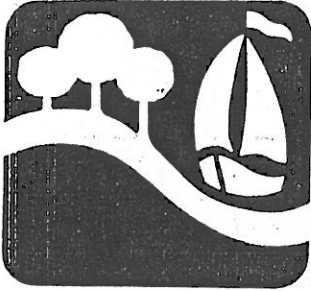
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

- 1.
- 2.
- 3.

Signature Brenda K Mathews

Address 2703 Foxchase Ln



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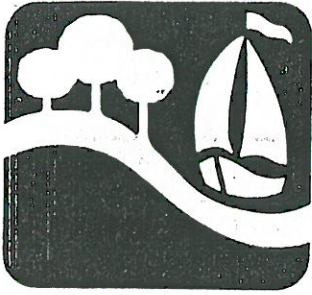
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. heavy traffic on 2 lane hwy.
2. commercial business / residential neighborhood
- 3.

Signature Carrie Varner

Address 2972 Oak Dr.



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 13, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, May 17, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk to consider approval of a request from Ridge Road Learning Center for a change in zoning from "PD-8" Planned Development-8 Zoning Classification to "PD-8 Revised" Planned Development 8 Revised Zoning Classification for a day care center located on Ridge Road, west of FM 740 and South of Shadydale Lane, and further described as Lot 2, Scenic Estates Addition. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. opposed to commercial zone within residential area in somewhat congested traffic area
- 2.
- 3.

Signature Kiane R. Porter
Address 2715 Cedar Court



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. no commercial developments in this area
2. TO much Traffic
- 3.

Signature Linda J. Anderson

Address 2979 Oak Dr.



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Hilda Crangle
City Secretary

Fox Chase

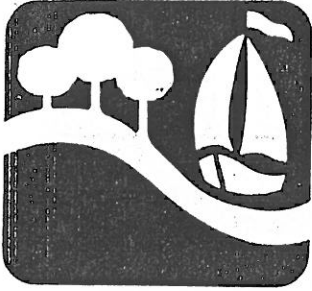
Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. *Traffic Flow*
2. *Danger of children being close*
- 3.

Signature Jack E. Bowler
Address 2974 Oak Dr



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. NO COMMERCIAL DEVELOPMENT IN RESIDENTIAL AREA.
- 2.
- 3.

Signature Willard Hooper

Address 2978 OAK DR



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

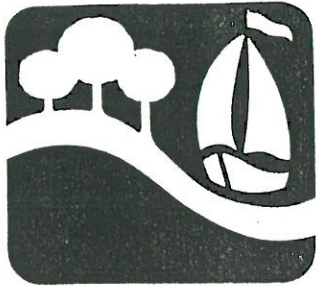
I am opposed to the request for the reasons listed below X

1. We have ~~too much~~ enough of a traffic problem as it is.
2. Also there are not supposed to be any commercial ventures
3. within Chandler's Land Campus.

Signature Yvonne Mastromarini

Address 211 Yacht Club Dr

[Signature]



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below _____

shadydale residential property owners petitioned for annexation from county to city as a means of having a better in the protection of their properties from commercial development expansion in the area. I continue to support residential zoning only.

- ① *development expansion in the area. I continue to support residential zoning only.*
- ② *Chandler Landmark by laws a property sales agreement prohibited operation as commercial enterpriser within residential development area, to include lot 2,*
- ③ *scenic estate addition*

I am opposed to signage in the area.

- ④ *Hazardous Highway Conditions:*

- (a) *Highway not designed to carry heavy daily auto/truck high speed traffic.*
- (b) *Poor driver visibility created by North 4 South rise in highway approach to described property.*
- (c) *5 steep curves on Ridge Rd west of FM 740 at entrance to Shadydale and within a few feet of the entrance to Lot 2, Scenic Estate Addition*

Signature

Robert M. O'Brien
Lue W. O'Brien

Address

5 Shadydale Lane
Rockwall, Texas

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1.

2.

3.

Signature

W. E. Hill

Address

5917 Volunteer Pl.



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City Secretary

Case No. PZ 93-23-Z

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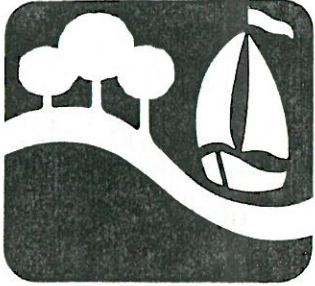
I am opposed to the request for the reasons listed below X

1.

2.

3.

Signature J. D. Hill
Address 5917 Volante Rd



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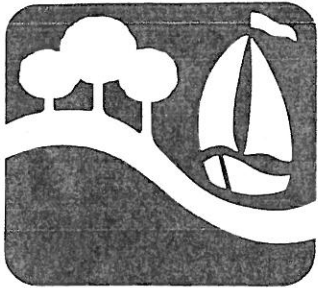
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

- > 1. ^(Ridge Rd) FM 740 is already congested; we definitely do not need or want added traffic.
- > 2. a commercial enterprise (daycare) would ruin our view of ^(i.e. depreciate the value of our property) lake.
- > 3. our property (home) is directly across the street from site of proposed daycare — we do not want it in our front yard.

Signature Holly + Laurel Davis

Address 3201 Ridge Rd.



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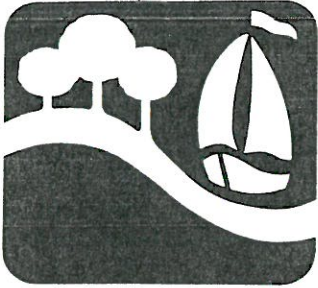
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Not in best interest of community
- 2.
- 3.

Signature Steve Rusty

Address 420 Columbia



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City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

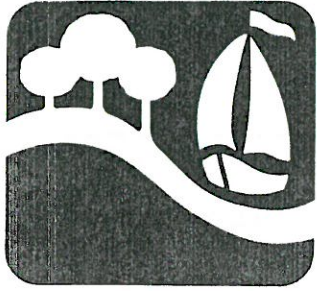
Strongly
I am opposed to the request for the reasons listed below X

1. IT WILL DEVALUE OUR PROPERTY VALUES
2. IT WILL CAUSE A TRAFFIC BURDEN ON A
ALREADY CONGESTED ROAD
3. IT WILL RESULT IN EXCESSIVE NOISE &
RUIN OUR QUIET
NEIGHBORHOOD

Signature

Address

Susan Ch. Froese
5204 YACHT CLUB



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Traffic
2. Noise
- 3.

Signature

D. J. Hendrickson

Address

458 Columbia



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City Secretary

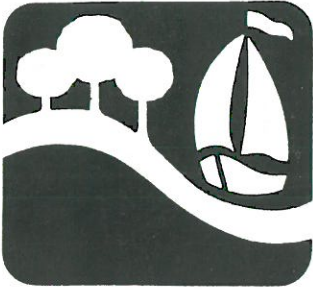
Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Too close to my house
2. Kids make too much noise
3. EXTRA TRAFFIC we don't need

Signature A. D. Shih
Address 5614 Cambridge
Rockwall 75087



CITY OF ROCKWALL

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City Secretary

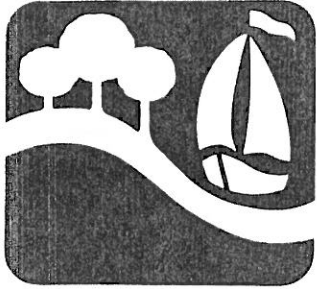
Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Kids Too Noisy
2. property values lowered
3. Too close to my house

Signature Amy Shih
Address 614 Campbell



CITY OF ROCKWALL

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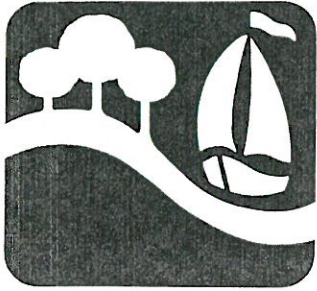
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. MORE TRAFFIC
2. DO NOT WANT COMMERCIAL BUSINESS IN RESIDENTIAL AREA
3. TO NOISY

Signature Margin Speed

Address 5606 Yacht Club



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. It will Bring in more traffic to our AREA
2. TO NOISEY - we live right across from the property
3. Do not want comm. Business in residential area.

Signature [Signature]
Address 5606 Yacht Club



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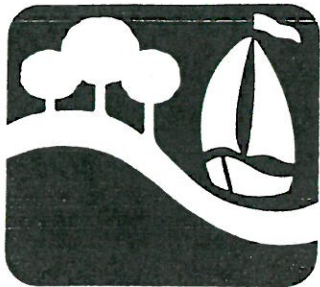
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

- Such an invasion of a well-established Residential*
- ① *neighborhood should not be tolerated. The purpose of the original PD-8 zoning was and is for the purpose of*
 2. *preventing such an attack on residential neighborhoods.*
 - ③ *Loss in value of residential properties in area.*
 3. *Increase in traffic congestion.*
 - ④ *Increase in noise level.*

Signature Carolyn Sullivan

Address 128 Puritan Ct.



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below

~~I am~~ WE ARE opposed to the request for the reasons listed below

1. DANGEROUS traffic situation
I was almost killed recently - car pulled
2. Sit around a truck - we would have hit
3. readers

BAD IDEA

Signature

Dr. Mrs. S.R. Newman

Address

13 Intrepid Circle

Poor Thinking
Endangering all property owners



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. traffic
2. commercial
3. noise

Signature D. Selby

Address 202 Rainbow

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Additional Traffic on 740 during prime time.
2. Much too close to residential area
3. There'd be too much noise & wouldn't like commercial area closing in on Chandler's Landing.

Signature Geraldine Hughes
(Mrs. Cleland N. Hughes, Jr.)
Address 414 Calumbea Dr

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Will Result in Property Depreciation.
2. More Traffic on FM 240.
3. Attract More Commercial Development Along FM 240.

Signature W.S. Clark
Address 5540 Lakeland CT

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. I don't agree with inserting a business zone in the heart of a residential zone - don't want a business by Chandler's.
2. Will increase traffic problems on Galt Ridge Road by Chandler's
3. Chandler's

Signature Pedra Massie

Address 5504 Yacht Club Dr.
(Chandler's)

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700



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I am in favor of the request for the reasons listed below _____

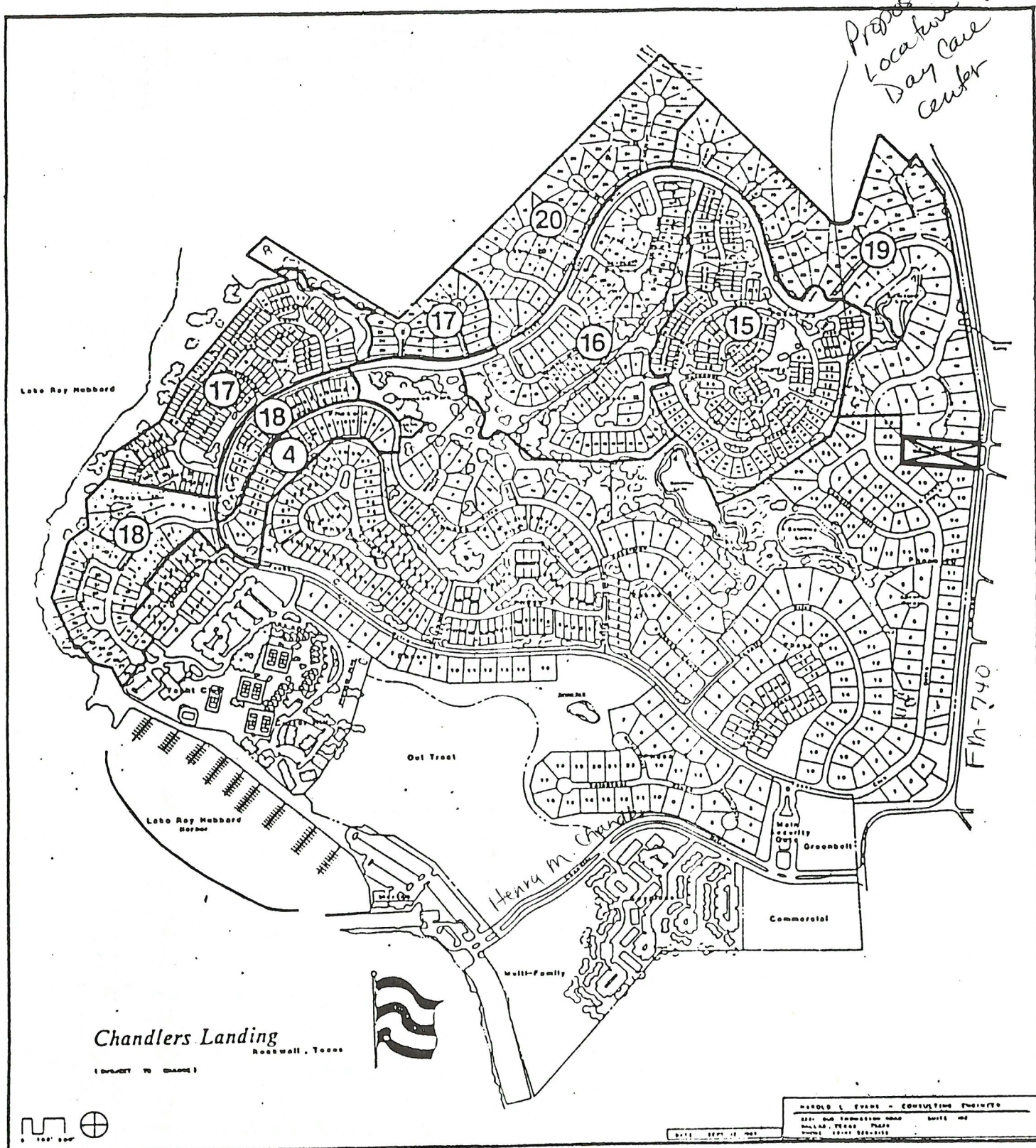
I am opposed to the request for the reasons listed below ✓

1. Added traffic to 740!!!!
2. We don't want commercial property close to the homes
3. in Chandler's Landing.

David Eckert
Mr. and Mrs. David W. Eckert

Signature Bonnie L. Eckert (Mrs.)

Address 317 Columbia Dr.
Rockwall TX 75087



Chandler's Landing
Rockwall, Texas

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Does not comply with original planned community under which we purchased our property.
2. Precedent - setting business encroachment on private residential community -
3. Traffic intrusion on Ridge Road which is already over burdened with increasing traffic, also making more difficult the maintaining of a secure private community -

Signature Linda J. Johnson

Address 207 RAINBOW CIRCLE
CHANDLER'S LANDING
ROCKWALL - 75087

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

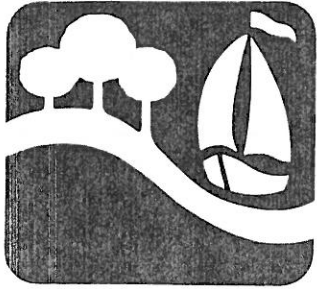
I am opposed to the request for the reasons listed below ✓

1. There is too much traffic on FM 740 & this will make it even worse.
2. I hate to see our pretty country scenery spoiled by commercialism.
- 3.

Signature Lula M. Penzel

Address 5903 Volunteer

205 West Rusk Rockwall, Texas 75087 (214) 771-7700



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 13, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, May 17, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk to consider approval of a request from Ridge Road Learning Center for a change in zoning from "PD-8" Planned Development-8 Zoning Classification to "PD-8 Revised" Planned Development 8 Revised Zoning Classification for a day care center located on Ridge Road, west of FM 740 and South of Shadydale Lane, and further described as Lot 2, Scenic Estates Addition. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below X

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature Jeffrey E. Baird

Address 424 Columbia Drive

(107 Sandy Shore Drive
League City, TX 77573)



CITY OF ROCKWALL

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Hi Hilda -
Mary Ellen Williams

Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below X

I am opposed to the request for the reasons listed below _____

1. *I think a Day Care Center is needed on this side of*
2. *I-30*
- 3.

Signature *Mary Ellen Williams*
Address *22 Sovereign Court*



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below X

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature

Address

Wayco Dev. Inc.
W.H. W.
540 Buffalo Way
Rockwall TX



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below ✓

I am opposed to the request for the reasons listed below _____

1. Children and those who care for them enhance a neighborhood.
2. There are many children in this area and no child care centers any closer than the interstate access road.
3. If we value families and believe we must invest in the future,

then we must enable interested, responsible parties to offer child care in residential areas.

Signature May E. Warren

Address 206 Gretel Place



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below ✓

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature Jimmy J. Butera, Jr.
Address 6025 Fallview Ln.
Dallas, Texas 75252



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below 1

1. This type of business does not need high visibility. Better on a side road.
2. usually Day Care Centers are not very attractive.
3. not much land is available along 740 + should be saved for more commercial ventures for general public use.

Signature [Signature]

Address 5304 Yacht Club



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

We am opposed to the request for the reasons listed below ✓

1. The playground area backs up to several homes in Chandler's Landing (my neighborhood).
 2. Additional traffic backed up along FM 740 during prime commuting hours.
 3. Potential for obtrusive signage along the frontage of our community (Chandler's Landing)
- Dale General Signature Ruthy General

Address 327 Valiant Drive
Rockwall, TX



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

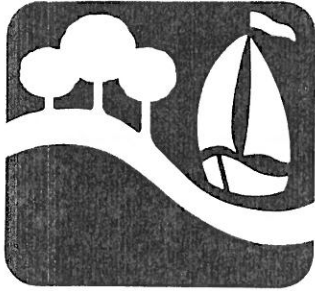
I am opposed to the request for the reasons listed below ✓

1. I think it will impact negatively on surrounding home values
2. it will increase traffic substantially during early morning + late afternoons.
3. it will encourage further commercial development near homes of higher value - again driving values downward.

Signature Linda Henry

Address 416 Columbia

Rockwall, TX 75087



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below xxx

1. *This is residential community and commercial property would lower all property values.*
2. *This is a restricted developement where no business pursuits are allowed in homes.*
- 3.

Signature _____

Address _____

204 Sovereign Court



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Hilda Crangle
City Secretary

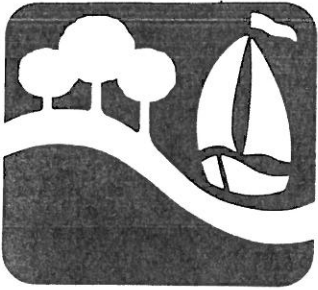
Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

- 1.
- 2.
- 3.

Signature Rosemary Mullane
Address 6103 Volunteer Pl



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. This is not an appropriate location for
2. a business of this kind.
3. _____

Signature

Address

Bennie Helbert
5602 Yacht Club



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. This is a residential area and not suitable
2. for the added traffic & noise associated
3. with a business of this kind.

Signature Joe F. Helbert
Address 5602 Upch I Club Dr



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. This house is in the middle of a residential area.
2. There is ample commercial property, zoned as such, near by this area.
3. Traffic would be very hazardous for any type of business.

Signature Regina A. Black

Address 333 Sovereigns



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below ✓

I am opposed to the request for the reasons listed below _____

1. I see no problem with this request.
2. _____
3. _____

Signature _____

Address _____

9683 Hillside
Dallas 75243



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

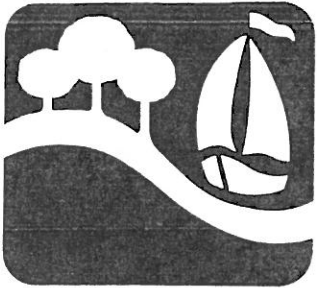
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. I don't believe that commercial ventures should be placed directly in a residential area.
2. Would adversely impact property values.
3. Why have zoning if such can not be relied on remain constant

Signature Dan Gubler

Address 436-D Yacht Club Drive
owner | 10 Intrepid Circle



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City Secretary

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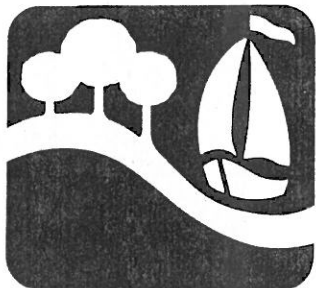
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. This is a high traffic, dangerous, two lane road. The use would be fine if the city had
2. enough foresight and consideration for its
3. citizens to require a "turn" or third lane when development is allowed on two lane roads. If you would place this requirement on your approval, I would be all for the change.

Signature Bill Grop

Address 5913 Sceptre Dr.



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City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Proposed change creates public nuisance. Noise and traffic are only two concerns. The safety of citizens w/increased traffic should be
2. Property is in close proximity to my home. I look out my windows onto this property and do not desire looking at a business w/ signs and floodlights. be considered
3. Only residences located in this area; introducing business so close to homesites decreases property values.

Signature Jennifer Willis

Address 105 Independence Place
Chandler's Landing
Rockwall



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. There would be traffic congestion along 740.
2. The play ground area would be close to a lot of the homeowners close by. (We are close)
3. It would probably be more commercial facilities after the zoning.

Signature Charles + Pat West

Address 5709 Yacht Club Dr.



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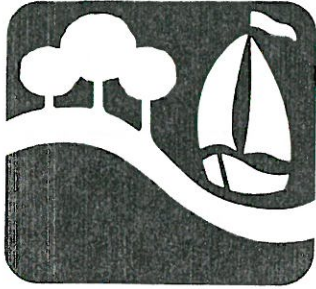
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. The Community was sold as a residential entity. This proposal violates that concept.
2. The proposal violates the integrity of the community.
3. Cars, delivery trucks and children would be unnecessarily introduced into the community.

Signature [Signature]

Address Lot 30, Section 20



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Traffic Congestion will be caused on this area of Ridge Road by cars stopping to turn.
2. This is a subdivision of homes, not businesses.
3. This zone change could lead to other exceptions besides residences.

Signature Kenn & Janice Ksridge

Address 6007 Volunteer Place
Rockwall, Tx 75087



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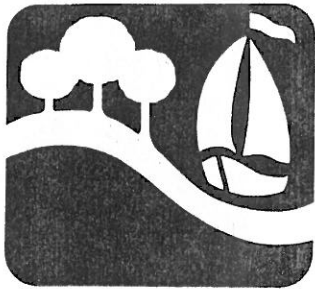
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Interrupts residential "Quiet", since it should have outdoor recreation.
2. Traffic hazard for entry and exit.
3. Interrupts the residential quality of life.

Signature Mavis Young

Address 427 Columbia Dr. Rockwall,



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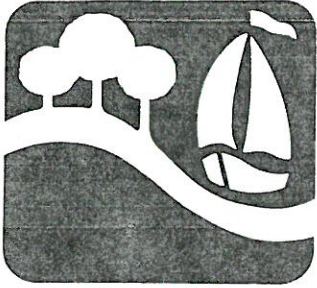
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Traffic blockage on FM 740
2. Noise
3. Precedent the approval would establish.

Signature Rob & Annick J.

Address 5808 YACHT CLUB DRIVE
ROCKWALL, TX 75087
771-0250



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. This is already a congested area!
2. I don't want any businesses in a residential area!
3. Not safe for drivers or homeowners' privacy!

Signature Becky Porter

Address 5609 Cambria
Rockwall, Tx.
75087



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Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

~~I am in favor of the request for the reasons listed below~~

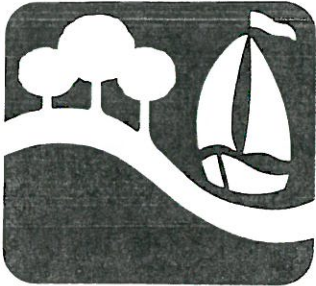
My husband & I ^{are} ~~am~~ ^{extremely} ~~opposed~~ to the request for the reasons listed below ✓✓✓✓

1. This portion of Ridge Road is one of the most dangerous areas anywhere with drivers speeding & too many curves on a much-too-narrow road with no shoulders. Adding more traffic and CHILDREN, at that to this area is like an accident looking for a place to happen.
2. As a resident of Chaudlers, I HATE the idea of having a business of any kind there! It will ruin our property value!
3. I moved to Chaudlers handling for peace and quiet and a nice, calm atmosphere. I do NOT want to hear children squealing! I used to live 3 blocks from an elementary school in another town, and I promised myself "NEVER

Signature Michael Martin (Mrs. Royce)

Address 105 Easterner Place

205 West Rusk Rockwall, Texas 75087 (214) 771-7700 AGAIN!



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 13, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, May 17, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk to consider approval of a request from Ridge Road Learning Center for a change in zoning from "PD-8" Planned Development-8 Zoning Classification to "PD-8 Revised" Planned Development 8 Revised Zoning Classification for a day care center located on Ridge Road, west of FM 740 and South of Shadydale Lane, and further described as Lot 2, Scenic Estates Addition. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Hilda Crangle
City Secretary

Case No. PZ 93-23-Z

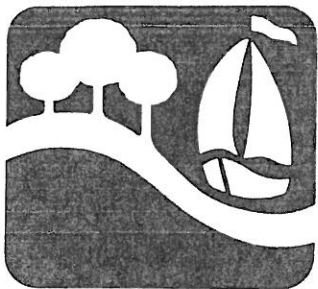
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. ~~The~~ proposed business may start a trend to commercialization
2. of CL property
3. Will add to Traffic congestion on 740 FM

Signature John E. O'Brien

Address 104 Aurora Circle



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Case No. PZ 93-23-Z

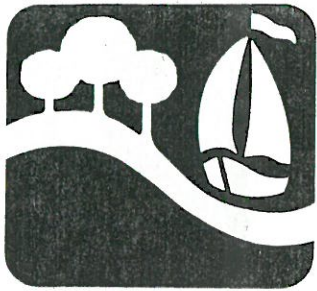
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Day care Center not suitable for residential area.
2. too much traffic involved
3. unsightly

Signature D. J. Preece

Address 5903 Ranger Dr.



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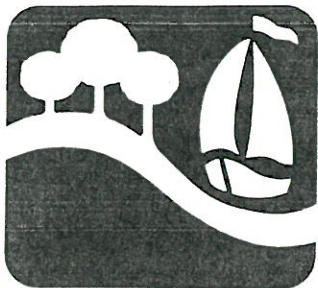
I am opposed to the request for the reasons listed below X

1. TRAFFIC HAZARD
2. Commercial operation in a Residential Area
3. Plenty of commercial zoned areas available away from Residential Area

Signature [Signature]

Address 17 Interp. Cir.

Rockwall, TX 75087



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Hilda Crangle
City Secretary

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I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Change from original purpose
2. Lack of information provided to adequately access change
3. Time element involved in attending meeting

Signature By: David C. Breen

Address 12345 Inwood Rd.
DALLAS, TX 75244